

Default/Foreclosure Services and Products

CLIENTS FACING HARDSHIP? WE CAN HELP

You know that Amrock Inc. is the nation's largest independent company offering title insurance, valuations and settlement services, but did you know that we also provide default and foreclosure title work?

Default

With recent regulatory changes from the Consumer Financial Protection Bureau, you need an experienced provider to handle your growing business and compliance needs. Amrock's dedicated team of professionals operates within a centralized process outside of the standard refinance system, which allows for optimal agility to process each order with care and urgency.

Our process ensures your modification agreement is recordable and valid, so the final product can be issued. All modifications are tailored and pre-signing quality control audits eliminate recording rejections. We also conduct pre-recording quality control audits and post-closing analysis of modifications.

Foreclosure

Amrock is an active participant in the foreclosure process by providing the lender or government entity a title report that includes all parties that have a recorded interest in the subject property. Once the foreclosure process is complete and the property is ready to be sold, Amrock reviews the process to determine if an owner's policy and/or lender's policy of title insurance can be issued to the purchaser.

Default Services and Title Products

- Final title products for mortgage modifications
- Negotiation and clearing
- Pre-foreclosure owner and encumbrance reports
- Modification endorsement
- Modification full policy
- Mortgage modification guarantee (MMG)
- Mortgage modification policy (MMP)

Foreclosure Services and Title Products

- Tax-sale and foreclosure property insurance
- Pre- and post-deed-in-lieu
- Deed-in-lieu transaction insurance
- Judicial and non-judicial pre-foreclosure titles
- Trustee sale guarantee (TSG)
- Real estate owned purchase (REO)
- Owner's and/or loan policy: deed-in-lieu, short sale